

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale, AICP
Commissioner

Date: November 2, 2022
Time: 2:00 p.m.
Location: Zoom Meeting

Members Present (12)

Lasheca Lewis – Town of Babylon
John Coverdale – Town of Brookhaven
David Doty – Town of East Hampton
Jennifer Casey – Town of Huntington
Timothy McCarthy – Town of Islip
John Condzella – Town of Riverhead
Elizabeth Galle – Town of Shelter Island
Thomas McCarthy – Town of Southold
Lisa Perry – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Errol Kitt – At Large
Stephanie Baldwin – At Large

Members Not Present (3)

John Finn – Town of Smithtown
Daniel Flynn – Town of Southampton
Kevin Gershowitz – At Large

Staff Present (6)

Sarah Lansdale - Commissioner
Andrew Freleng – Chief Planner
Theodore Klein – Principal Planner
John Corral - Environmental Projects Coordinator
William O'Brien – Research Analyst
Michael Camacho – Assist. County Attorney (Commission Counsel)

Call to Order - The Suffolk County Planning Commission meeting of December 7, 2022 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

The Pledge of Allegiance

Adoption of Minutes - Motion to adopt the July 6, 2022 Meeting Minutes was made by Commission member Timothy McCarthy, seconded by Commission member Perry. Vote Approved unanimously. Motion to adopt the August 3, 2022 Meeting Minutes was made by Commission member Doty, seconded by Commission member Perry. Vote Approved unanimously. Motion to adopt the September 7, 2022 Meeting Minutes was made by Commission member Timothy McCarthy, seconded by Commission member Perry. Vote Approved unanimously. Motion to adopt the October 5, 2022 Meeting Minutes was made by Commission member Kaufman, seconded by Commission member Tom McCarthy. Vote Approved unanimously

Public Portion – There was one member of the public that requested time to speak to the Commission regarding a referral to the Planning Commission.

- **Chair's Report** – Chairwoman Jennifer Casey introduced new Commission member Stephanie Baldwin, who will replace an 'At Large' position, (Ms. Baldwin provided some background information about herself). The Chairwoman then reported that the Commission members do have a gathering to celebrate some of our past members later today. The Chairwoman stated that there had four members to part us last year uh, because their terms were up, and and uh, we wanted to thank them for all their service.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Motor Parkway Associates, LLC** – The application is referred by the Village of Islandia, Applicants seek a modification of the 'Main Street Planned Development District' a proposed mix-use development of a nine-story 274 unit residential building, a five-story hotel and 7,500 SF restaurant.

Chairwoman Casey put it on the record that: The village and the applicant have requested that this application be adjourned until the December 7, 2022 regularly scheduled meeting.

- **Crest Islandia LLC & Crest Hauppauge, LLC** – The application is referred by the Village of Islandia, received on September 29, 2022 - the Commission's jurisdiction for review is that the application is located adjacent to Long Island Expressway (NYS Rt 495) Express Driven North, in the Village of Islandia. Applicants to the Islandia Village Board of Trustees seek a change of zone approval from Office (O) to Office Industrial (OI) on 7.02 acre assemblage parcel as well as special permit approval to enable for the demolition of several assorted 'campus like' buildings and allowing for the construction of a one-story 260,687 SF warehouse building with office space on the property.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (continued)

The subject development site is part of a corridor of predominantly Office zoning and uses on the north side of the LIE in this area.

- The staff report recommended approval of the petition for the change of zone from Office to Office Industrial and special permit for a warehouse and office subject to (1) condition requiring site plan referral to the Commission, and offered twelve (12) comments for their consideration and use by the Village of Islandia Board of Trustees. Staff indicated concern regarding the 'conceptual site plan' provided in the referral material which depicted 'a massive and imposing structure, with an unbroken front facade length, over eight hundred feet long, along the roadway view shed. A preliminary site plan including an alignment, grading and drainage plan, a lighting plan, landscaping plan, elevations, et cetera has not been provided and is not an aspect of the referral. Commission members then elaborated on some of the issues relating to the proposal including visual and traffic impacts.

After further deliberation the Commission resolved to generally agree with the staff report and the motion to approve the change of zone and special permit, subject to two (2) conditions, in addition to site plan referral the Commission added a second condition to address the height restriction of 50 feet of any future buildings and offered an additional comment, for thirteen (13) comments for their consideration and use by the Village of Islandia Board of Trustees. The motion was made by Commission member Kaufman and seconded by Commission member Galle, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

Other Commission Business

- Chairwoman Casey mentioned that the next Commission meeting is scheduled to be held on December 7th at 2 p.m. via Zoom.
- Motion to adjourn meeting by Commission member Kaufman motion was seconded by Commission member Doty, approved unanimously.